



We are delighted to offer to the market this three bedroom semi detached property situated in Ormesby and within easy reach to local schools, shops and transport links. The spacious living accommodation briefly comprises; entrance hall with stairs to the first floor, open plan living room/dining room, conservatory with access to the garden and a spacious kitchen leading to utility area.

To the first floor landing are three bedrooms and a shower room/WC. To the front of the property is well presented garden and a driveway providing off street parking for one car leading to the single garage. To the rear of the property is a fantastic, low maintenance garden. Viewings come highly recommended to fully appreciate.

**Brooksbank Road, Ormesby, Middlesbrough, TS7 9EQ**

**3 Bed - House - Semi-Detached**

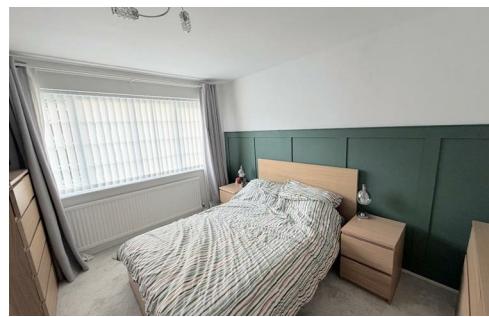
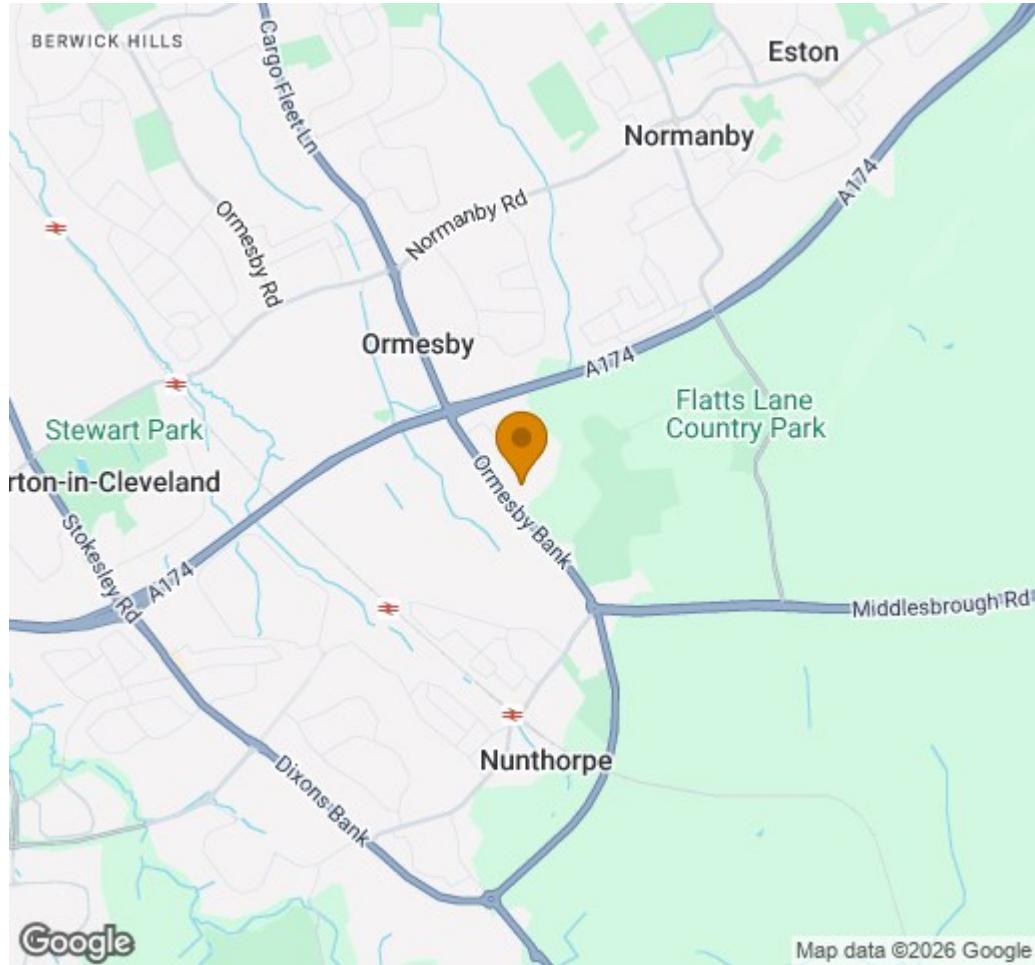
**£150,000**

**EPC Rating: C**

**Council Tax Band: C**

**Tenure: Freehold**

# Brooksbank Road, Middlesbrough, TS7 9EQ



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		72
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC